

3084 S Burleson Blvd ZC

Location:

- 3.016
- 3084 S Burleson Blvd

Applicant/Owner:

Nathan Olsen – Applicant

Deepak Somarajan – Owner

Item for approval:

Zoning Change (Case 23-254)



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Zoning Information

Current Zoning: Site Plan (SP) & Agricultural (A)

- 2008: SP zoning was approved allowing for a manufacturing and assembly business – American Completion Tools.

Owner is now proposing to expand the business by acquiring adjacent land and redeveloping the site.

- Requesting to rezone the property to PD, Planned Development with a base of (I) Industrial.
- Proposed PD will contain land use restrictions and development standard applicability language.



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Zoning Restrictions

Requesting: rezone to PD, Planned Development with a base zoning of (I) Industrial.

- All industrial and IH-35 uses in accordance with the zoning code are permitted by right with the exception of the following prohibited uses:
 - Asphalt/concrete batching
 - Auto salvage yards
 - Petroleum or gas well
 - Petroleum storage/collection
 - Railroad freight terminal
 - Railroad passenger terminal
 - Railroad team track
 - Railroad track or right-of-way
 - Sand/gravel/topsoil extraction storage
 - Sexually oriented businesses (SOB's)

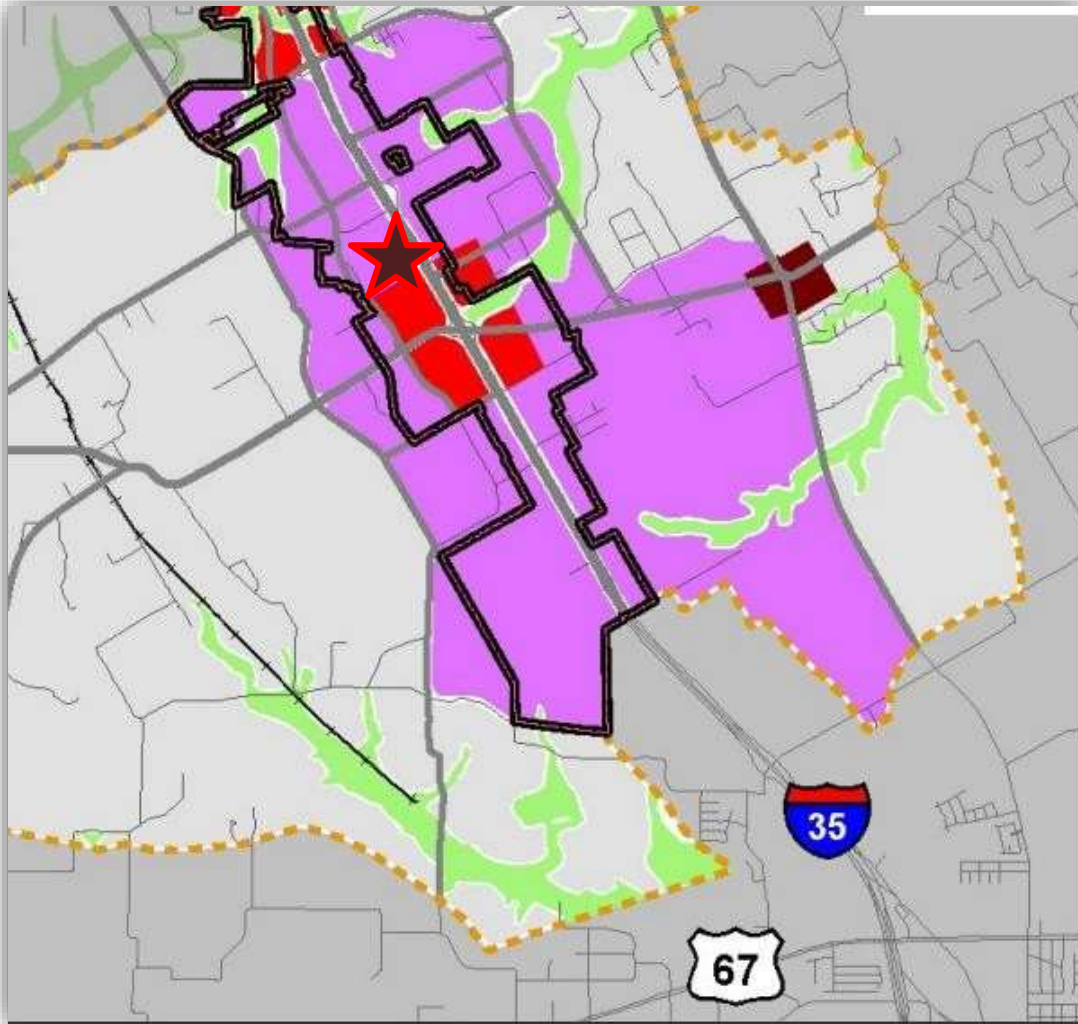
Development Standards

Requesting: eliminate applicability of the IH-35 Design Standards – allow for redevelopment to be more in line with baseline development code.

- The following development regulations of the Burleson Code of Ordinances shall not apply within this PD district:
 - Article V. IH-35 Design Standards

Comprehensive Plan

Employment Growth Center



Current Zoning

Site Plan & Agricultural

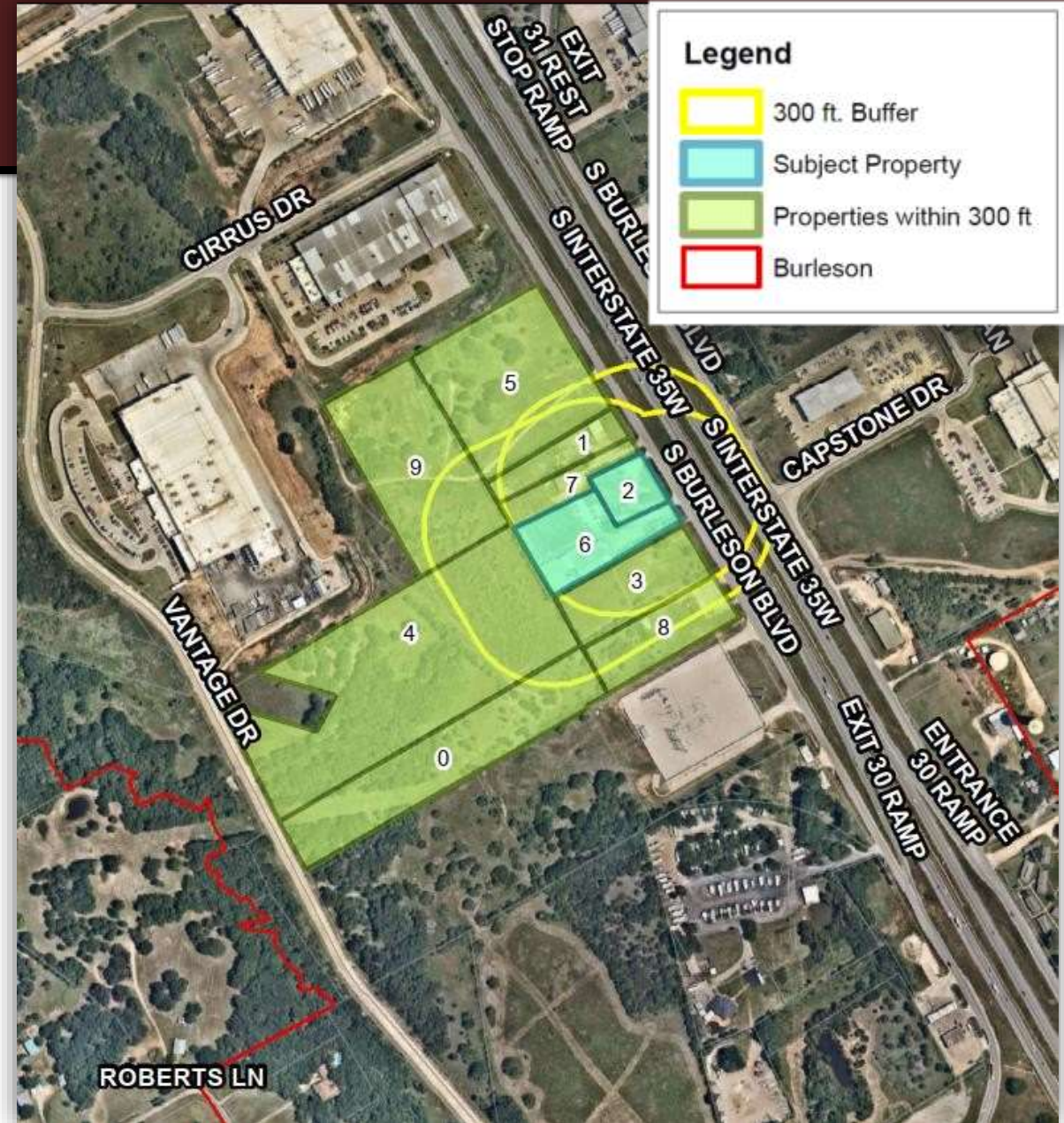


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Public Hearing Notice

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has received no inquiries concerning this request.



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P&Z Summary

Vote

Recommended approval by unanimous vote

Discussion

None

Speakers

None

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Staff's Recommendation

Staff recommends approval of the zoning change request from "SP" Site Plan Zoning and "A", Agricultural to "PD", Planned Development for the 3.016 acre site addressed as 3084 S Burleson Blvd as proposed by the applicant.

Proposed PD will:

- Restrict undesirable uses allowed by right in the Industrial zoning district.
- Eliminate IH-35 Design Standard applicability – alleviate existing business's redevelopment standards and reduce future waiver requests.
- The expansion of the existing business and newly proposed zoning will update an outdated zoning classification and further the vision of the Employment Growth Center designation.

